

**VILLAGE CENTER CONDOMINIUMS**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**January 24, 2024 ~ 9 A.M. (MT)**

**Call to Order**

Bill MacFarlane called the meeting to order at 9:02 a.m. MDT.

**Proof of Notice**

Notice was posted to the association's website.

**Roll Call/Establish Quorum**

In attendance-

Bill MacFarlane  
Roger Hanagriff  
Mark Voegeli  
Clark Taylor  
Ross Foldetta  
Roger Sherman (joined at 9:10 a.m.)

Also in attendance, Wanda Bearth and Matthew Hart Crested Butte Lodging and Property Management Inc. (CBL) and David Firmin, Altitude Community Law.

Homeowners in attendance: Peter Klauck, Emmons 433.

**Reading/Approval of Past Meeting Minutes**

December 21, 2023

B. MacFarlane made the following-

Motion:	Waive the reading of the December 21, 2023, meeting minutes and approve as submitted by CBL.
2 <sup>nd</sup> :	M. Voegeli
Discussion:	None.
Vote	The motion passed unanimously.

**Reports**

Financial Report

W Bearth shared the HOA's auditor's written approval regarding forgiving the \$37,713 loan from the capital to the operating account, which was made by a previous board at least 10 years ago according to her review of previous audits.

R. Hanagriff made the following-

Motion:	Vote to forgive the \$37,713 from capital.
2 <sup>nd</sup> :	B. MacFarlane
Discussion:	None.
Vote:	The motion passed unanimously.

R. Hanagriff and W. Bearth discussed the repairs to the roof involving replacing hundreds of feet of seam caps which have become separated from the roofing panels. The HOA's attorney advised that such a repair qualifies as a capital repair, given the resulting longevity of the roof.

R. Hanagriff made the following-

Motion:	Move the cost for roof repairs to capital from operating.
2 <sup>nd</sup> :	R. Foldetta
Discussion:	None.
Vote:	The motion passed with one abstention.

The discussion moved to hot tub costs, and parking lot patrol costs for December. They were both a little high on the monthly invoice. Snow removal costs are already adding up, so the board and management will keep an eye on removal costs.

### Management Report

**Ice Melt**-We already needed to replenish our supply of ice melt. Six more 35 lb. pails of concrete and pet friendly ice melt arrived in December.

**Roof Shoveling**-Both roofs have been completely shoveled. The section closest to Red Lady Way (EM) is building over the walkway and is scheduled to be shoveled again and the Axtell slopeside is due to be shoveled a second time, also. These areas require special consideration due to the heavy pedestrian traffic.

**Spectrum**-The order for your high-speed internet and cable package has been placed, countersigned agreement received. Activation date is set for March 6<sup>th</sup>. Homeowners will need to call Spectrum to place an order for the modem and router. We'll be sending directions on the process once we have clear direction from Spectrum.

**Emmons Lot Patrol** – Staff patrolled frequently in December, totaling 12 hours, with visits of varying lengths. We towed a car on January 19<sup>th</sup>, which had been blocking the snow storage pile for well over a week.

**Emmons Parking Lot Gate** – At Pete Klauk's suggestion, I began looking into an entrance gate for the Emmons parking lot. The town's building department advised that any such gate would need to be approved by all emergency service providers.

**Homeowner Request** – Pete Klauk has asked to attend the January regular board meeting.

**Emmons Wall**-Last month, I shared correspondence from SCJ advising against a timber retaining wall. Following the board's request, I reached out to Mays for pricing on a cast in place (CIP) concrete wall. They declined the request, but offered a proposal for shoring with micropiles, a step which may not be necessary (see note from SCJ's engineer's below).

Coggins and MGonzalez Construction were asked for a 'guestimate'. No word from Coggins, but Gonzalez has requested engineered plans.

Notes from Matt Mielke - I'll let Cassy confirm on this one, but my understanding is that micropiles would not be required structurally but would provide benefits for constructability by stabilizing for the removal of the old wall. However, I think that a good contractor would have no issues with shoring up as the old wall was being demolished, without the use of micropiles... just my experience on other similar projects. I don't recall Deitrich having any significant concerns with demolishing / shoring back when we were still considering the boulder retaining wall.

Note from Cassandra Miertschin - So there are a few scenarios installing this wall and it really depends on the contractor.

In order to not disturb the utility box sitting right above this retaining wall the options are:

1. Leave the current timber wall in place, install a concrete retaining wall with micropiles in front of it. This makes shoring up the existing easiest for the contractor.

2. Remove the timber wall and the contractor can shore up the existing and install a new concrete wall with a micropile foundation.

If the contractor is able to temporarily move the utility box during construction they can do a concrete retaining wall with a footing. Depending on how much soil the wall is retaining determines the size of the footing, these can be anywhere from 4'-8' wide for a 8'-10'

wall. This is based on soil values given by the geotechnical engineer. So in order to do the cast in place with a footing, there has to be enough room for the footing. Meaning it does not interfere or interact with any other existing foundation and the contractor has enough room to dig and stabilize the existing site while he is installing the new wall.

**Old Business**

Pending with ACL:

Updated Operating Document Following 1/4/2024 Work Session Changes-ACL copied W Bearth on the document shortly before the board meeting and she will forward this to the board after her review.

Elevation Hotel Easement Demand Letter-ACL has sent correspondence to the Elevation lawyer and received no response. The board discussed updating expenses associated with the snow removal on their easement. D. Firmin will make the appropriate changes to the draft letter and send them back over to the board and CBL. The board also agreed to review the revisions before approval.

Lodge at Mountaineer Square Correspondence RE: Wall Construction/Maintenance  
D. Firmin has reached out to LMS to get a conflict-of-interest waiver signed, as he also represents the LMS HOA. The board discussed the issues with the utility providers lines being spread out across the easement.

R Foldetta made the following-

- Motion: Authorize B. MacFarlane to sign the conflict-of-interest waiver.
- 2nd: R. Hanagriff
- Discussion: None.
- Vote: The motion passed unanimously.

**Emmons Retaining Wall**

Confirm SCJ Project Manager Involvement and/or CIP Design-W. Bearth asked for SCJ's involvement for the purpose of obtaining soft proposals or a ballpark figure on the cost for replacing the Emmons retaining wall with cast in place (CIP) concrete. She explained that contractors are interested, but without a plan in hand, options such as vertical shorting necessity and footing dimensions can be best communicated by the HOA's engineer. The HOA has estimates for boulder and micro-pile shotcrete; timber has been eliminated as a viable choice for the new wall, following SCJ's advice-comparative cost being a factor.

M. Voegeli made the following-

- Motion: Allow Wanda to move forward in re-engaging SCJ for the purpose of obtaining ballpark numbers for a CIP wall.
- 2nd: R. Foldetta
- Discussion: None.
- Vote: The motion passed unanimously.

**New Business**

**Parking Lot Gate & HVAC Suggestion**

P. Klauck discussed the possibility of the HOA installing a gating system to help secure the parking lot further for the owners and tenants of the Emmons building. W. Bearth confirmed there is no immediate show-stopper per the town's building department, although all of the emergency services would need to approve the design, with ease of

access and concerns for traffic waiting to exit Gothic Rd. to be addressed in that design. P. Klauck offered to bring suggestions for a gate to the board for consideration. He also brought up ongoing heating issues with the absence of wood burning in the fireplaces, and poorly insulated windows and will return to the board with a plan for a mini-split that will not require drainage or tubing visible from the exterior of the building.

**Pending Business**

Window/Slider Standards & Estimates – Met with Contractor 11/14/2023  
Establish New Parking Agreement with CBMR for “approximately 8 parking spaces.”  
Emmons S. Sidewalk Pedestrian Easement Review Incl. Indemnity-Ross/Ally  
Emmons North Lawn Responsibility (EM)  
Homeowner Request for Axtell Grill

**Establish Date of Next Meeting**

The next regular monthly board meeting is set for the 4<sup>th</sup> Thursday of February at 9:00 a.m. MT.

**Adjournment**

B. MacFarlane made the following-

Motion:	Adjourn meeting at 10:01am MDT
2 <sup>nd</sup> :	M. Voegeli
Discussion:	None.
Vote:	The motion passed unanimously.

The meeting was adjourned at 10:01am MDT.